

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 9, 2020 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Colin Smith and Howard Lange.
Absent was Chris Hall.

Homeowners present: Several owners stayed from the Annual meeting.

Management: James Nguyen & Bob Bartlein (left soon after election of officers) of
Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:35PM

Election of Officers

Craig Nicholson	President
Joe Mora	Vice-President
Howard Lange	Treasurer
Colin Smith	Secretary
Christine Hall	Member at Large

Owners Requests:

None

Approval of Prior Meeting Minutes (12/12/19): Joe motioned to approve minutes as prepared, Colin seconded. Unanimous.

Landscape Report: Maintenance, drip conversion project on going. More sidewalk repair. Tree trimming and fertilizing.

Vendor Evaluation: Compliments to Robert and Affordable Paint for misc dry rot repair & painting.

Treasurer's Report

	December 2019	YTD
Total Income	\$66,745.30	\$792,716.30
Op. Expenses	25,838.99	438,637.88

Reserve Expenditures	32,838.73	281,585.34
Total Expenditures	58,677.72	720,223.22
Transfer to Op Reserve	8,067.58	259,336.08
Trans from Op Reserve	0.00	127,903.00
Transfer from Reserve	0.00	70,000.00
Balance in Savings	\$ 2,660,182.83	
Due from Unit Owners	\$ 6,529.51	
Total Assets	\$ 2,671,712.34	

Operating Expenses are about 12.3%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimously approved.

Old Business:

- a. Updating the governing docs: In progress
- b. 7632- Foundation work: Carter Construction too busy at this point.
- c. Bridge lights: On order and will be replaced
- d. Sidewalk repair/replacement: Various sections identified to be repaired
- e. Carport Fascias by Vineyard 7602, 7606, 7610, 7620 done. 7624, 7626 next
- f. Gym: In Progress
- g. #310 front door: Haven't seen what they want to install
- h. Violations noted from walk around

New Business

- a. 315 A/C: No show
- b. Signs at front (No Trespassing) Installed
- c. Floors and noise issues: Building codes to be in new CC&Rs
- d. Balconies and elevated staircase: CA Senate Bill 326, must inspect all balconies by 2025, then every 9 years after
- e. Statement of information: Board received
- f. Recording liens: none

Next Meeting 2/6/18 at 6PM, at 7610 Meeting Room; Meeting adjourned at 7:35 PM

Executive Session: Discussion of possible fine for violators.

Submitted by: Matt Mora